

CANDIDATE SITES FORM NEWPORT LOCAL DEVELOPMENT PLAN 2011 - 2026

Use this form to submit details of sites for consideration in the Newport Local Development Plan 2011 - 2026



Office Use Only
Name
Site No
Date Rec'd
Ack
Ent

This form must be returned by **5pm on Wednesday 6 May 2009**

By post to: Planning Policy
Newport City Council
Civic Centre
Newport
South Wales
NP20 4UR

Or email to: ldp.consultation@newport.gov.uk (an editable version in Word is available on request)

Alternatively, this form may be filled in interactively at: www.newport.gov.uk/planningpolicy

Please note that representations cannot be treated as confidential.

A separate form should be completed for each site. A site plan should also be included.

This form may be copied. Please provide as much information as you can. Guidance notes are on the back page.

1 Contact Details

Name
Representor Number
<i>(Shown in brackets on your address label)</i>
Position
<i>(if applicable)</i>
Organisation
<i>(if applicable)</i>
Address
.....
.....
.....
Postcode
Tel
Fax
E-mail

Agent details if used	
Name
Position
Organisation
Address
.....
.....
.....
Postcode
Tel
Fax
E-mail

2 Basic Site Details

2.1	Site Name	
2.2	Location (street name, postcode or other identification)	
2.3	Ordnance Survey Grid Reference	
2.4	Site Area (Hectares)	
2.5	Brief Description, including topography and significant features	
2.6	Current use	
2.7	Proposed use(s)	

3 Environmental Issues (Grey boxes should not be filled in)

Please tick Yes or No where appropriate, and provide any further information requested				
Qu No:	Question	Yes	No	Further Information
3.1	Is the site previously developed land? ¹ If so, what was the previous use(s)?			
3.2	Is the site Greenfield?			
3.3	Is there a risk that the land is contaminated? If so what is the potential contamination and source of it, and how would it be dealt with?			
3.4	Is the site in a flood risk area? If so, what is the development advice zone (see TAN15 ²) and how would the issue be addressed?			
3.5	Is the site adjacent to a water course?			

¹ For a definition of previously developed land, see Figure 2.1 page 24 Planning Policy Wales, available at: www.wales.gov.uk/desh/publications/planning/ppw/ppw2002e.pdf?lang=en

² Technical Advice Note 15: Development and Flood Risk, Welsh Assembly Government, July 2004, available at: [http://new.wales.gov.uk/docrepos/40382/epc/planning/403821/40382/403821/\(560\)_july04-tan15-e.pdf?lang=en](http://new.wales.gov.uk/docrepos/40382/epc/planning/403821/40382/403821/(560)_july04-tan15-e.pdf?lang=en)

3.6	Does the site's topography or stability present any problems to its development? If so, give details.			
3.7	Is the site subject to any environmental protection designations (eg a Site of Special Scientific Interest ³)? If so, give details, including of any nearby sites.			
3.8	Is it likely that there are any protected species ⁴ on or near the site? If so, give details.			
3.9	Does the site include a Conservation Area ⁵ or a Listed Building? If so, give details.			
3.10	Is the site in a potential minerals safeguarding area (eg for sand and gravel or limestone)? If so, give details.			
3.11	Is the site in agricultural use, or was that its last use? If so, what is its Agricultural Land Classification?			
3.12	How would you describe the quality of the local landscape or environment, and how intrusive would development be within it, and from where would it be visible?			
3.13	Are there mature trees or hedgerows on the site? If so, are they protected?			

³ SSSIs and some other environmental designations are shown in the adopted Newport Unitary Development Plan, available at: www.newport.gov.uk/dc/index.cfm?fuseaction=planning.udp

⁴ As designated under European and British law, including the Natural Environment and Rural Communities Act 2006 available at: www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1 and the Wildlife and Countryside Act 1981 referred to at: www.jncc.gov.uk/default.aspx?page=1377
See also the Newport Draft Nature Conservation Strategy, available at:

www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/n_051051.pdf

Or see the South East Wales Biological Records Centre (SEWBReC) at: www.sewbrec.org.uk (charges may be made for data).

⁵ Conservation Areas are shown on the adopted Newport Unitary Development Plan available at: www.newport.gov.uk/dc/index.cfm?fuseaction=planning.udp

3.14	In what ways could development of the site retain and/or enhance biodiversity or landscape features within or near the site?			
3.15	Does the site present an opportunity for the maintenance and enhancement of green spaces and corridors throughout the urban area including river corridors?			
3.16	Is there an archaeological site in or in the vicinity of the proposed site? If so, give details ⁶ .			

4 Access

Please tick Yes or No where appropriate, and provide any further information requested				
Qu No:	Question	Yes	No	Further Information
4.1	Is the site accessible from the public highway? If so, is the highway capable of supporting the level of traffic likely to be generated by the proposed development?			
4.2	How far is it to the nearest bus route?			
4.3	What is the typical daytime frequency of buses per hour on that route?			
4.4	How far is it to the nearest railway station?			
4.5	How far is it to the nearest convenience shop? How many shops are there at that location?			

⁶ Required information can be sought from the Glamorgan-Gwent Archaeological Trust; Email planning@ggat.org.uk or Tel 01792 634223 (charges may be made for data).

4.6	How accessible is the site to jobs and community services?			
4.7	How would walking and cycling be encouraged by this development?			
4.8	Are there any public rights of way on or adjoining the site? If so, please mark on the site plan.			
4.9	How far is it to the nearest area of usable open space?			
4.10	In what ways would development of this site improve links to open space?			
4.11	In what ways would development of this site help to improve connectivity to public transport?			

5 Community Issues

Please tick Yes or No where appropriate, and provide any further information requested				
Qu No:	Question	Yes	No	Further Information
5.1	Are there any schools or other community facilities in the area? If so, what and where?			
5.2	Has development of this site been discussed with the community? If so, please give details.			
5.3	How could community aspirations be met in the development of this site?			
5.4	Would development of this site result in the loss of any facilities, such as playgrounds, sports grounds of allotments? If so, give details.			

6 Infrastructure and Context

Please tick Yes or No where appropriate, and provide any further information requested

Qu No:	Question	Yes	No	Further Information
6.1	How far is the site from existing water, sewerage, electricity, gas and telecommunications services?			
6.2	Is the proposed use likely to give rise to any issues relating to the nature of adjacent uses (eg with regard to noise, smells, dust, traffic etc)? If so, what are the issues?			
6.3	Does sufficient infrastructure capacity exist to ensure the implementation of the development (including water supplies, sewerage and associated waste management facilities)? If no capacity exists, how will suitable provision be secured?			
6.4	Are employment, waste or mineral uses involved, either as proposed or adjoining uses? If so, what will be the distance between these uses and residential properties?			
6.5	In what ways would development of this site be a logical extension to existing development?			
6.6	In what ways would development of this site add to pressures, or provide opportunities, for other sites nearby to be developed or redeveloped?			

7 Land Ownership and Development Issues

Please tick Yes or No where appropriate, and provide any further information requested

Qu No:	Question	Yes	No	Further Information
7.1	Is the site wholly in the ownership of the proposer? If not, have all other owners been notified of this submission?			
7.2	Are you the owner of the site? If not, what is your interest in the site?			
7.3	Do you have an interest in any adjoining or nearby land? If so, please indicate the boundary in blue on your plan.			
7.4	Do any restrictive covenants apply to the land or buildings? If so, please give details.			
7.5	Does the land have a realistic possibility of coming forward for development within the LDP period (2011 – 2026)? If so, would you expect a start on site to be within 1-3 years, 4-6 years, or 7+ years of the start of the LDP?			
7.6	Would the allocation of this land require a change to a boundary or designation in the adopted Newport Unitary Development Plan 1996 – 2011? ⁷ If so, what would need to be changed?			
7.7	Are there any unimplemented planning permissions on the site? If so, please give application numbers and details.			

⁷ The UDP can be viewed at: www.newport.gov.uk/_dc/index.cfm?fuseaction=planning.udp

7.8	Have any planning applications been refused on the site since 1 January 2004? If so, please give application numbers and details.			
7.9	Are there any planning applications on the site which are not yet determined? If so, please give application numbers and details.			

8 Other Information

Please add any other information relevant to the proposed development of the site.

9 Map

Please include an Ordnance Survey based site plan, with the scale defined, with the candidate site edged in red, and any other nearby or adjoining land in your ownership edged in blue.

Thank you for completing this form.

The form must be returned by **5pm on Wednesday 6 May 2009**

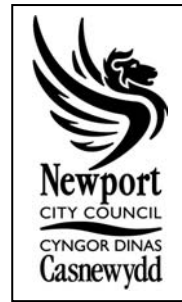
By post to: Planning Policy
 Newport City Council
 Civic Centre
 Newport
 South Wales
 NP20 4UR

Or email to: ldp.consultation@newport.gov.uk

NEWPORT LOCAL DEVELOPMENT PLAN 2011 – 2026

CANDIDATE SITES FORM

GUIDANCE NOTES



A **Candidate Site** is a one that someone wishes to propose to the council for inclusion in the Local Development Plan (LDP). The Council is required to invite such proposals, and must then assess them as to their suitability for inclusion. The provision of as much information as possible will therefore assist, though it is understood that it may not be possible to answer all questions.

The overall **Vision and Objectives** for the plan have already been set following a public consultation exercise in 2008. It is advisable to consider these first as allocations of land in the plan will need to be consistent with the Vision and Objectives⁸.

The call for Candidate Sites is being made at the same time as the public consultation on **Strategic Options** for the plan. The council will use the results from these two consultations to help it in developing a Preferred Strategy for the plan.

The council is required to undertake a **Sustainability Appraisal** incorporating **Strategic Environmental Assessment** (SA/SEA) of the plan⁹. Information provided on the Candidate Sites Form will help the council to carry out the appraisal. If a site has not been assessed in this way it is unlikely that the Inspector at the public examination of the plan will be in a position to recommend its inclusion in the plan.

The council will reserve the right to correct **factual inaccuracies** in any submission, and to seek any further information considered necessary.

The Candidate Sites form can be used for proposing any type of use, which could include **community aspirations** for sites. Questions in section 7 would still apply as the Inspector at the public examination of the plan will need to be convinced that there was a reasonable prospect of the proposal being achieved for its inclusion to be recommended.

Any interested party will have the opportunity later in the plan making process to make **representations on sites** either proposed in the plan, or where others have proposed them as alternatives, or where they want to object to an omission of a site. The sites submitted now will be placed on a public register on the council website.

For further information, please see the Plan's **Delivery Agreement**¹⁰, or contact the Planning Policy Team on 01633 656656, or email ldp.consultation@newport.gov.uk or view the website www.newport.gov.uk/planningpolicy

⁸ The agreed Vision and Objectives are available at: www.newport.gov.uk/stellent/groups/public/documents/report/cont345519.pdf or printed copies are available on request from the Planning Policy Team.

⁹ See, for example, the Scoping Report of the SA/SEA available at: www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont324129.pdf

¹⁰ The Delivery Agreement is available at: www.newport.gov.uk/stellent/groups/public/documents/leaflets_and_brochures/cont218059.pdf or printed copies are available on request from the Planning Policy Team.